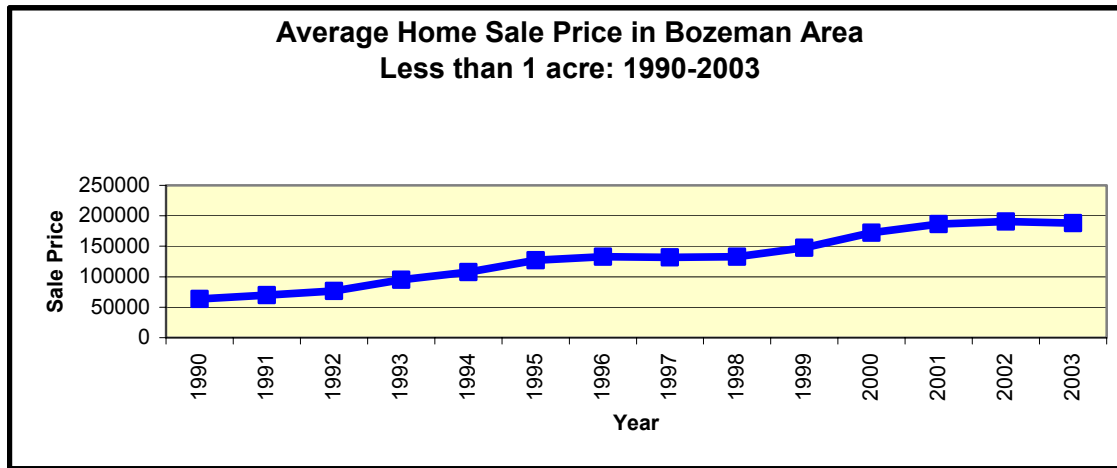


Home Price: The affordability of housing in Gallatin County is a pressing issue. Housing costs in Bozeman have increased dramatically since 1990. The average home price of \$63,505 in 1990 has risen to \$187,897 in 2003, nearly a 200% increase. Compared to average home prices in other major cities in Montana, Bozeman ranks the highest. Based on a recent survey, 48% of Gallatin County residents feel that living conditions have declined due to the lack of affordable housing.



Source: Understanding Our Market, October 1998, BDHS for 1990-98 data;

Gallatin Development Corporation, 2002 for 1999-2003 data

Note: 2003 is first quarter data.